

# 4/8 Barker Grove, Toorak Gardens, SA 5065



## Unit For Sale

Wednesday, 17 April 2024

4/8 Barker Grove, Toorak Gardens, SA 5065

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 127 m2

Type: Unit



Hailey Colledge  
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Janine Bergin  
0417893453

**EOI: (\$675,000) Closes Tues 30/04/24 at 12pm**

Tucked away in a serene enclave of just six units, this charming colonial-style double brick unit exudes timeless elegance and modern comfort. Recently refreshed with fresh paint inside and out, this home offers a seamless blend of classic charm and contemporary convenience. Step inside to discover an abundance of natural light, polished floorboards and Daikin ducted reverse cycle air conditioning, ensuring year-round comfort. The spacious L-shaped lounge and dining area feature double French doors that open onto a private rear paved entertaining space, complete with a pergola and courtyard garden - an ideal spot for outdoor relaxation and gatherings. The well-appointed kitchen boasts new European appliances, including a dishwasher, catering to modern living needs. Two bedrooms offer comfortable accommodation, with the main bedroom featuring built-in robes and a ceiling fan for added comfort. Convenience is key with a garage for one car under the main roof, equipped with a remote auto roller door at the front and a second roller door at the rear for easy access to the back garden. Plus, the added bonus of the only adjoining wall being via the garages ensures enhanced privacy. Located in the prestigious suburb of Toorak Gardens, surrounded by quality residences, this home offers proximity to top-tier schools, Burnside Village Shopping Centre, and public transport - making it an ideal choice for those seeking a blend of convenience and sophistication in a sought-after locale. Expressions of Interest: Closes Tuesday 30th April at 12pm (USP). (\$675,000) CT: Volume 5036 Folio 130 Council: City of Burnside Council Rates: \$995.30 per annum (approx) Water Rates: \$153.70 per quarter (approx) Strata Levy: \$513.00 per quarter plus Sinking Fund: \$77.00 per quarter (approx) Year Built: 1976 (approx) To register your interest or to make an offer, scan the code below: <https://prop.ps/l/GKXQisHKYBCb> (Please copy and paste the link into your browser)